

**MARKED AGENDA  
ZONING REVIEW BOARD  
APRIL 3, 2008  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-07-124**-An Ordinance by Councilmember Carla Smith to rezone from the R-LC (Residential Limited Commercial) District to the MRC-2 (Mixed Residential Commercial) District, property located at **581 Simpson Street, N.W.**, fronting approximately 100 feet on the north side of Simpson Street at the northwest corner of Walnut and Simpson Street. Depth: 115 Feet. Area: approximately 0.263 Acre. Land Lot: 82, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: INTERNATIONAL BROTHERHOOD OF POLICE (IBPO)  
APPLICANT: DENNIS HAMMOCK DIRECTOR OF IBPO  
NPU-L COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
2. **Z-08-15**-An Ordinance to rezone from the R5 (Two Family Residential) District to the C-1 (Community Business) District, property located at **175 Moreland Avenue, S.E.**, fronting approximately 50 feet on the west side of Moreland Avenue and approximately 183 feet north of Arkwright Place. Depth: 145 feet. Area: approximately 0.166 acres. Land Lot 13, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: BINIK GOSSAYNE  
APPLICANT: SHONA L. GRIFFIN  
NPU-N COUNCIL DISTRICT 5  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008**
  
3. **Z-08-16**-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District and the R4A (Single family Residential) District to the MR4A (Multifamily Residential) District, property located at **1529, 1539 and 1600 Carlisle Street, N.W.**, fronting approximately 570 feet on the west side of Holly Street beginning approximately 425 feet from the northwest intersection of Simpson Road. Depth: varies. Area: approximately 4.7 acres. Land Lot 146, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: PERRY SMITH  
APPLICANT: MATT WILSON  
NPU-J COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: CONTINUE TO APRIL 10, 2008**  
**ZRB RECOMMENDATION: CONTINUE TO APRIL 10, 2008**

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4. **U-08-03**-An Ordinance granting a Special Use Permit pursuant to Section 16-17.005 (1) (w) of the City of Atlanta Zoning Ordinance for a Metal and Plastics Recycling Center (processing facility), property located at **3760 Browns Mill Road, S.E.**, fronting approximately 342.94 feet on the south side of Browns Mill Road near the intersection of Browns Mill Road and Hamilton Boulevard. Depth; varies. Area: approximately 6.41 acres. Land Lots 63 and 66, District 14, Fulton County, Georgia.  
OWNER: SHOWROOM SERVICES, INC.  
APPLICANT: PLASMET, LLP  
NPU-Z COUNCIL DISTRICT 12  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**
  
5. **U-08-06**-An Ordinance granting a Special Use Permit pursuant to Section 16-28.023 of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to **NP 10<sup>th</sup> Street LLC for 1007 Williams Street/97 Tenth Street, N.W.** (**Recipient Parcel**) its successors, assigns and all subsequent owners and are to be transferred from the **Academy of Medicine located at 875 West Peachtree Street, N.E.** (**Donor Parcel**). Donor Parcel is located in Land Lot 49, District 14. Fulton County, Georgia. Recipient Parcel is located in Land Lot 107, District 17.  
OWNERS: NP 10<sup>TH</sup> STREET, LLC (RECIPIENT PARCEL)  
ATLANTA MEDICAL HERITAGE, INC. (DONOR PARCEL)  
APPLICANT: NP 10<sup>TH</sup> STREET, LLC.  
NPU-E COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008**  
**ZRB RECOMMENDATION: 30-DAY DEFERRAL-MAY 2008**
  
6. **U-08-09**-An Ordinance granting a Special Use Permit pursuant to Section 16.08.005 (1) (f) of the City of Atlanta Zoning Ordinance for a Rehabilitation Center, property located at **377 Westchester Boulevard, N.W.**, fronting approximately 167 feet on the north side of Westchester Boulevard and approximately 127 feet south of the intersection of Illinois Avenue and Westchester Boulevard. Depth: varies. Area: approximately 2.443 acres. Land Lot 175, 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: RODNEY D. BOWLES  
APPLICANT: ELIZABETH M. THOMPSON  
NPU-J COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: 60-DAY DEFERRAL-JUNE 2008**

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7. **U-08-10**-An Ordinance granting a Special Use Permit pursuant to Section 16.06.005 (1) (c) of the City of Atlanta Zoning Ordinance for a Church, property located at **1411 North Morningside Drive, N.E.**, fronting approximately 409 feet on the easterly side of North Morningside Drive and approximately 450 feet on the west side of Wessington Road. Depth: varies. Area: approximately 5.49 acres. Land Lot 2, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: MORNINGSIDES PRESBYTERIAN CHURCH  
APPLICANT: MORNINGSIDES PRESBYTERIAN CHURCH  
NPU-F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

**DEFERRED CASES:**

8. **Z-07-79**-An Ordinance to rezone from O-I-C (Office Institutional- Conditional) District to the RG-4 (Residential General Sector 4) district, property located at **3200 Downwood Circle, N.W.**, fronting approximately 9, 188 feet along the northeasterly side of Downwood Circle. Depth: varies. Area: approximately 5.558 acres. Land Lots 182 and 197. 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: T.S. PROPERTY ACQUISITION FUND AND T.S. PROPERTY ACQUISITION FUND II, LLC.  
APPLICANT: GRAYCO PARTNERS, LLC  
NPU-C COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: DENIAL**
9. **U-07-41**-An Ordinance granting a Special Use Permit for a Helipad (Section 16-18A.006), property located at **45 Allen Plaza, N.W.** (aka 55 Alexander Street, N.W.) and approximately 200 feet on the west side of Spring Street. Depth: varies. Area: approximately 1.8 acres. Land Lot 79. 14<sup>th</sup> District, Fulton County, Georgia.  
OWNER: 45 ALLEN PLAZA DEVELOPMENT LLC.  
APPLICANT: 45 ALLEN PLAZA DEVELOPMENT LLC/M.HAKIM HILLIARD  
NPU-M COUNCIL DISTRICT 2  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL CONDITIONAL**

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10. **Z-07-116**-An ordinance to rezone from the R-4 (Single-family Residential) District to the R-4B (Single-family Residential) District, property located at **390 Maynard Terrace, S.E.**, fronting approximately 98 feet on the east side of Maynard Terrace and approximately 299 feet on the south side of Marbut Avenue (an unimproved right of way). Depth: varies. Area: approximately 0.63 acres. Land Lot 178, 15<sup>th</sup> District, DeKalb County, Georgia.  
OWNER: KOLA BAMIDELE  
APPLICANT: SCOTT WEST  
NPU- W            COUNCIL DISTRICT 5  
**NPU RECOMMENDATION:       DEFERRAL**  
**STAFF RECOMMENDATION:    60-DAY DEFERRAL-JUNE 2008**  
**ZRB RECOMMENDATION:       60-DAY DEFERRAL-JUNE 2008**
11. **Z-07-122**-An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR5-A (Multi-family Residential) District, property located at **575 14<sup>th</sup> Street, N.W.**, fronting approximately 470 feet on the west side of Mecaslin Street, beginning approximately 100 feet from the southwest intersection of Mecaslin and Sixteenth Street.. Depth: varies. Area: approximately 7.141 acres. Land Lots 148 and 149, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER:        GEORGIA TECH FOUNDATION  
APPLICANT: POLLACK PARTNERS  
NPU-E            COUNCIL DISTRICT 3  
**NPU RECOMMENDATION:       DEFERRAL**  
**STAFF RECOMMENDATION:    30-DAY DEFERRAL-MAY 2008**  
**ZRB RECOMMENDATION:       30-DAY DEFERRAL-MAY 8, 2008**

**END OF AGENDA**